

Rhode Island Convention Center Authority

Garrahy Courthouse Garage Committee

February 6, 2015

Meeting Minutes

The Garrahy Courthouse Parking Garage Sub Committee of the Rhode Island Convention Center Authority met on February 6, 2015 pursuant to notice at the Rhode Island Convention Center, One Sabin Street and the Dunkin' Donuts Center, One LaSalle Square, Providence, RI 02903.

Board members present were Paul MacDonald, Patrick Butler, Jeff Hirsh and Joe DeLorenzo.

Also present were Jim McCarvill, Executive Director, Amanda Wilmouth and Larry Lepore, Convention Center and Dunkin' Donuts Center, Jan Brodie, I 195 Committee; Bruce Leach, Legal Counsel and Eileen Smith, Recording Secretary.

Mr. MacDonald called the meeting to order at 8:55 AM

The first presentation was by Hill International and began at 9:15 AM. Mr. MacDonald introduced himself and asked that those in attendance do the same. Mr. Naughton of Hill International presented his firms credentials. Mr. MacDonald asked the firms experience in the permitting process in Rhode Island. Mr. Naughton explained that their Rhode Island and Providence representative would not be available for a few months but was very qualified in that area. He said that the team is familiar with the process in Rhode Island. Discussion ensued. Mr. MacDonald asked if they would have a daily presence on

the job site. Mr. Naughton answered that they would. Mr. DeLorenzo noted the importance of completing the job on time and on budget. Mr. MacDonald thanked the team for their presentation and stated that this difficult decision would be made shortly.

The next group to make their presentation was Aspen Group. Mr. MacDonald apologized for the delay and noted that we would not cut the presentation short because we overran the previous presentation.

Mr. MacDonald again introduced himself and asked that everyone do the same. Brian Kelleher introduced himself and noted that Aspen Group is in partnership with Columbia Construction and therefore brings both aspects of the job to the table. Mr. Kelleher reported that he has worked well in Providence and has the knowledge to get through the permitting process. Mr. DeLorenzo noted that it can be a nightmare. Mr. Kelleher noted that the firm had worked well with NBC and the City during the construction of the garage at the Rhode Island Blood Center. Mr. Lepore asked if any of the garages that have been built recently had taken into consideration snow removal. Mr. Kelleher answered that the Blood Center was built to accommodate snow removal. Discussion ensued regarding solar panels and their success in eliminating snow.

Mr. McCarvill noted that there are several parties that will have input into this project. They include RIPTA, the Courts, the I 195 Committee and the DOA. Mr. Kelleher stated that it is his opinion that that all homework be done upfront to avoid surprises as the job progresses. Ms. Brodie asked who would participate in the visioning sessions. Mr. McCarvill stated that we would get input from all affected parties.

ABM was the next presenter at 11:00 am. Mr. MacDonald again introduced himself and apologized for the delay. Mr. Eric Ahlborg introduced his team. Mr. Ahlborg began by saying that ABM and Ahlborg Construction has been in business in Rhode Island for many years. Mr. Ahlborg stated that they would be pleased to get involved in this project at the beginning. He also noted that their approach would be to utilize the team's considerable expertise. Mr. Ahlborg explained some of the projects that they have been associated with including the Dunkin' Donuts Center and the VETS. Mr. Ventetuolo stated that his field of expertise would be security concerns that could be addressed in the design phase. Mr. DeLorenzo asked Mr. Ventetuolo if he were involved in the acquisition of a garage in Cranston for Public Works. Mr. Ventetuolo answered that he was. Mr. McCarvill noted that he found Donna Prout's records and reports to be outstanding. Mr. Glenn Ahlborg noted that ABM would work closely with the Construction Manager in pre-construction pricing, cost analysis and budgeting. Mr. Arthur Salesbury said that he has worked with Ahlborg for many years and is familiar with the requirements for the site.

Mr. MacDonald opened the floor to questions. Ms. Brodie noted that Arthur is familiar with the logistics of the area. Mr. MacDonald had questions regarding the permitting process. Mr. Ahlborg stated that they are aware of the issues. Mr. McCarvill asked about unforeseen conditions. Mr. Ahlborg said that proper planning and anticipation of issues will lesson the risk and weekly meetings will be held to address any problems. Mr. Hirsh asked if ABM was awarded this

contract would it prevent you from bidding on the construction. Mr. Ahlborg said that it would. Mr. Butler asked if anything had been on the property before. Mr. Salesbury said yeas, a jewelry factory.

The final presentation was from Keough Construction Management. Mr. MacDonald introduced himself and asked that everyone do the same. Mr. Ray Keough began the presentation for Keough Construction Management by saying that they are a local Rhode Island Company that has done a great deal of pre-construction planning. Mr. Maroni stated that he has a great deal of experience in RI and that most of the cost occurs at the beginning of a project. Mr. Keough stated that good communications with officials helps with the permitting process and by keeping in mind all considerations of materials and requirements for the area of the City there will be fewer surprises. Mr. Hirsh asked about new ideas regarding snow removal or solar panels. Mr. Keough said that they could look at it but so far solar panels are not financially worth the investment. He said they would plan for snow removal in other ways. Mr. McCarvill noted that we will have to take into consideration the wishes of the Courthouse, RIPTA, the I 195 Committee and DOA as well as any restrictions for the streets in that area. He asked about parking consultants. Mr. Keough said that the large companies like Desmond or Walker would be the best choice. Mr. Butler stated that he would like to see the latest innovations in parking. He said he would like to be told when entering where there is an available space etc. Mr. Keough said that there are many parking facilities now with remote sensing capabilities. Mr. Keough noted that they have worked with Electric

Boat, CVS, URI and Rhode Island College. He said that we want to be your business partners and be part of the team. Mr. Lepore noted that CVS speaks very highly of Keough Construction Management.

Mr. MacDonald stated that we plan on awarding this project soon and that we would be in touch as soon as possible.

The final firm left and discussion ensued regarding all firms.

Mr. MacDonald suggested that the Committee meet on February 24th at 11:00 in order to make a recommendation to the Board on February 26th.

Upon a motion duly made by Mr. Hirsh and seconded by Mr. Butler it was unanimously

VOTED: to adjourn at 11:50 AM